

**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
WEDNESDAY, JANUARY 22, 2014  
6:00 PM**

**COMMON COUNCIL CHAMBERS- CITY HALL - 7525 W. GREENFIELD AVE.**

1. **Approval of the minutes from the December 4, 2013 Plan Commission Meeting.**
2. **Site, Landscaping and Architectural Plans for a proposed building addition to Wilson Elementary School located at 8710 W. Orchard St., submitted by Dan Larsen of the WA-WM School District (Tax Key No. 451-0077-000).**

**Project Overview**

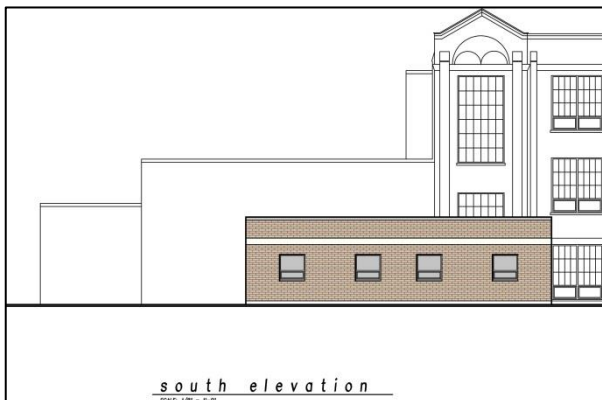
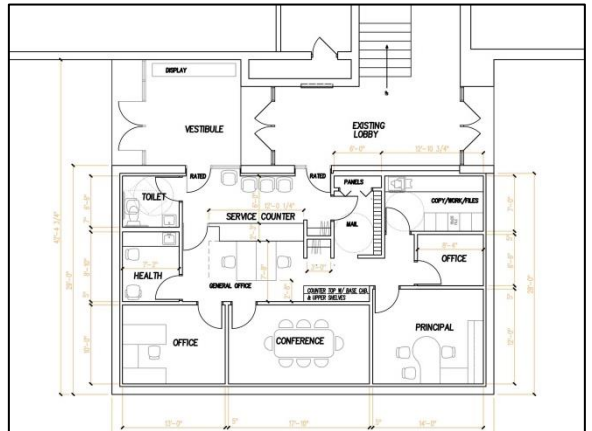
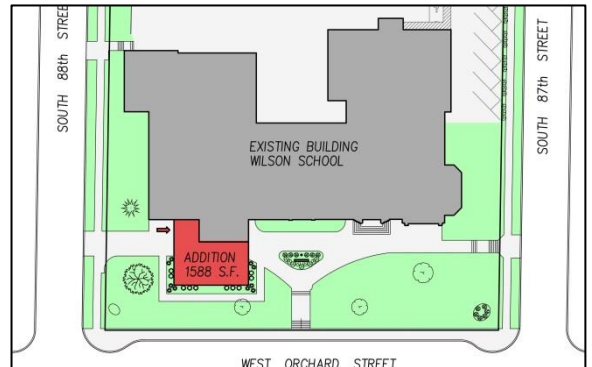
The West Allis/West Milwaukee School District is proposing to construct a 1,588 sq. ft. entryway addition to the southern façade of Wilson Elementary School. This addition will insure restricted access to the school proper, by requiring all visitors to enter the office area before gaining access to the school itself. The addition will also contain a new principal's office, conference room, health room and general office space.

**Architecture**

The proposed addition would be constructed of concrete block with brick veneer and feature a horizontal masonry band above the windows. The color of the brick should be confirmed to complement the existing tones of the school.

Staff would like to see greater architectural detail considered on the addition. At minimum, staff is recommending that masonry sills be added to the base of the windows, similar to the sills on the remainder of the building. The provided floor plan also shows that additional windows could be included on the southern façade, to more closely match the larger bands of windows featured on the historic school building and its later addition. Additionally, an entry canopy or awning could be added at the western entry door to protect visitors from weather and provide a greater visual cue to the entryway.

Staff has also suggested that brick piers, similar to the piers on the historic school building be included on the new addition to provide greater interest to the façade.



**Proposal**



**Suggestions**

## Site and Landscaping

Minor site changes have been proposed to support the functionality of the new addition. New landscaping is shown on the site plans that were submitted; however details of plant species and quantities need to be confirmed. The site plan also shows that a new sidewalk will be constructed around the addition, to allow access for visitors entering from the central stairway on the sidewalk. Staff is suggesting the consideration of a more direct route that would not require visitors to backtrack from locked doors at the eastern entrance, depending on grade changes.

Existing site conditions should be detailed on the provided site plans. The refuse area is currently located behind the school and is not screened. As part of this review, the refuse area should be noted on the site plan and details for an enclosure should be provided for review and approval. Additional site details, including the garden, play areas and equipment, and parking details should also be shown on the site plan.



## Parking

The provided site plan indicates 25 parking stalls onsite, including one ADA stall. Per code, one stall is required per classroom at for elementary schools, plus 300 sq. ft. for administrative and support areas. The school has 25 classrooms, however, parking requirements for the administrative support areas need to be confirmed. Staff is recommending that bike parking facilities be detailed and included on a revised site plan.

**Recommendation:** Recommend approval of Site, Landscaping and Architectural Plans for a proposed building addition to Wilson Elementary School located at 8710 W. Orchard St., submitted by Dan Larsen of the WA-WM School District (Tax Key No. 451-0077-000), subject to the following conditions being satisfied:

(Items 1-3 are required to be satisfied prior to the issuance of permits associated with the proposed work and occupancy reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show: (a) window sills; (b) additional windows in the conference room; (c) an entry canopy or awning; (d) architectural piers or similar architectural accents; (e) a more direct sidewalk connection to the new entryway; (f) landscaping details, to be confirmed by the City Forester; (g) parking schedule for all uses; (h) bike parking facilities; (i) a four-sided, board-on-board refuse enclosure; and, (j) existing site details including gardens, play areas and parking. Contact Steve Schaer, City Planner, at (414) 302-8466 with questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner, at (414) 302-8466.
3. A surety bond or other form of security as required under Secs. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner, at (414) 302-8466.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**3A. Special Use Permit for Cozy Corner Resale and Consignment, a proposed secondhand retail store to be located at 9100 W. National Ave.**

**3B. Site and Landscaping Plans for Cozy Corner Resale and Consignment, a proposed secondhand retail store to be located at 9100 W. National Ave., submitted by Nicole Cullen-Williams, d/b/a Cozy Corner Resale and Consignment, LLC. (Tax Key No. 478-0280-000)**

Items 2A and 2B may be considered together.

**Overview and Zoning**

The applicant, operating as Cozy Corner Resale and Consignment, LLC, is proposing to open a secondhand retail store at 9100 W. National Ave. The property is zoned C-2, Neighborhood Commercial District, and permits secondhand retail store as a Special Use. The total project costs are approximated \$2,100.

The proposed hours of operation for the 750 sq. ft. commercial portion of the mixed-use building are Monday – Saturday, 9:00 AM -6:00 PM. There will be a total of two employees, with one primary employee to operate the business during business hours, and the second employee to help cover shifts as needed.



Cozy Corner Resale and Consignment is proposing to sell new and quality used items to the general public. The public will also have the option to consign and/or donate items. Such products may include: dishware, household items, such as vases and other small decor, pictures, bedding, clothing, children and infant toys, and other small miscellaneous items.

Cozy Corner Resale and Consignment has indicated that every item will undergo inspection and approval before being accepted. The applicant also proposes the purchase of a number of items from personal and merchant transactions to be sold in the store.

**Donation Days and Time**

There are two proposed days of the week for the public to have their items inspected for approval of consignment and/or donations without an appointment. The proposed days are Tuesdays and Thursdays, from 10:00 AM – 12:00 PM and 2:00 PM – 4:00 PM. Any other time outside of these designated hours will require an appointment for inspection. After hour donations will not be permitted. The applicant has indicated that there will be no donation box on site for drop-offs or after-hours donations.



The project description states that once an item has been approved, the consignor will receive a fee equal to 50% of the consigned products after the item has sold at the store's location. If the item does



not sell, the consignor will have the option of keeping the item or allowing the business to donate the item to the Salvation Army located at 7713 W Greenfield Ave.

### **Site, Landscaping and Architecture**

The applicant is not proposing any exterior alterations to the property. Staff is recommending the removal of the exposed cabinet above the entrance, as well as the boards and the panels above windows on W. National Ave.



Staff is also requesting several revisions to the submitted site plan. These plans should show the full site, including property lines and the correct address (9100, not 9001) W. National Ave. They should also indicate the materials and dimensions of the proposed refuse enclosure, as well as the inclusion of a personnel gate. Staff is recommending that all existing landscaping be detailed, and that some base landscaping, with natural mulch, be added along the eastern facade of the building to increase the aesthetics of the property.



### **Parking and Loading**

Primary customer parking will be on-street parking located along W. National Ave. and S. 91 St. No on-site parking for customers or employees has been included on the provided site plans. The applicant has indicated that employees will park in the parking lot on the north side of the building, adjacent to the proposed refuse enclosure. Revised site plans should be submitted to indicate all parking, including provisions for the residential tenants and employees.

The applicant indicates most items will be transported to the site by car. If a larger vehicle is needed, the designated vehicle will be a small pickup truck. The area designated as the loading zone will be on the west side of the property and items will be brought in through the front entrance in efforts to not disturb surrounding residents. The applicant has indicated that if the truck needs to be parked for a longer period of time, it will be parked in the spot designated for the employee working, which will be

located directly next to the refuse enclosure. Staff is requesting that any proposed drop-off/loading zone/parking be shown on revised site plans.

### Signage

Currently, there are three existing non-conforming "billboard" signs attached to the roof of the building and one non-conforming "billboard" sign on the eastern side of the building. Staff is recommending that these signs and all related equipment be removed once the lease agreement expires, which is consistent with previous plan reviews of similar properties.

It has also been noted by Building Inspections that the existing non-conforming box sign above the entrance has been exposed to weather. Therefore, this sign will need to be removed and replaced with conforming signage.



**Recommendation:** Recommend Common Council approval of the Special Use Permit for Cozy Corner Resale and Consignment, a proposed secondhand retail store to be located at 9100 W. National Ave. and approval of the Site, Landscaping and Architectural Plans for Cozy Corner Resale and Consignment, a proposed secondhand retail store to be located at 9100 W. National Ave., submitted by Nicole Cullen-Williams, d/b/a Cozy Corner Resale and Consignment, LLC. (Tax Key No. 478-0280-000), subject to the following conditions being satisfied:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show: (a) full site and property lines; (b) removal of panels, boards and sign cabinet on southern façade of building; (c) landscaping plans to show existing and proposed landscaping along eastern side of property; (d) materials and dimension of proposed refuse enclosure, with personnel gate; (g) indication of all parking, including provisions for the residential tenants and employees; and, (h) inclusion of a bike rack. Contact Pa Phouala Vang, Development Intern at 414-302-8465.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Secs. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.

4. Common Council approval of the Special Use Permit, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office (Public Hearing scheduled for February 4, 2014).
5. Letter from the property owner detailing the lease arrangement of the existing non-conforming "billboard" signs and a plan for their removal, upon the date of lease expiration.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval.)

6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**4A. Special Use Permit for proposed extension of hours for Toppers Pizza, an existing restaurant located at 1676 S. 108 St.**

**4B. Site, Landscaping and Architectural Plans for Toppers Pizza, an existing restaurant located at 1676 S. 108 St., submitted by M. Scott Gittrich, d/b/a Toppers Pizza. (Tax Key No. 449-9981-011)**

Items 4A and 4B may be considered together.

Toppers, an existing restaurant, is proposing to extend their hours of operation. The site is zoned C-3, which permits restaurants as a Special Use.

The site has an existing Special Use, which permits carry-out and pickup operations from 10:00 AM – 1:00 AM, seven days a week. Delivery is available from 1:00 AM to 3:00 AM, only during the week.

Toppers is requesting the following hours of operation for carry-out, pick-up and delivery:

**Mon-Sun: 10:00 AM - 3:00 AM**



Within the area, the latest permitted hour of operation for food establishments is 1:00 AM, including the existing Toppers lobby hours, which was approved in 2007. Since this time, the Common Council has typically limited hours of operation along the Hwy 100 corridor to Midnight.

Restaurant	Address	Lobby and Drive Thru	Lobby (if different)
<b>Hwy 100 Area Drive-Thrus</b>			
McDonald's	10915 W. National Ave.	5 am – Midnight	
Krispy Kreme	2900 S. 108 St.	24 hours	6 am – 11 pm
Arby's	10743 W. National Ave.	10 am - Midnight	10 am – 11 pm
KFC	2860 S. 108 St.	10:30 am - Midnight	
Starbucks	2939 S. 108 St.	5:30 am – 10:30 pm	
Fortune	2945 S. 108 St.	11 am – 11 pm	
Boston Market	2678 S. 108 St.	10 am – 10 pm	
Burger King	2626 S. 108 St.	Midnight (Su-Th) / 1 am (F-Sa)	
Panda Express	2611 S. 108 St.	10 am – 9 pm	
Toppers	1676 S. 108 St.	10:00 am – 1:00 am	



Culver's	1627 S. 108 St.	8 am - Midnight	
McDonald's	1550 S. 108 St.	6 am – 11 pm & open at 7 am (Su)	
Starbucks	1500 S. 108 St.	6 am – 11 pm & open at 7 am (Su)	
Wendy's	10933 W. Greenfield Ave.	10 am – 1 am (M-Sa)/Midnight(Su)	
Burger King	10620 W. Greenfield Ave.	Midnight (Su-Th) / 1 am (F-Sa)	

In order to remain consistent with previous approvals, staff is recommending that the hours of operation for the Toppers lobby remain from 10:00 AM – 1:00 AM, seven days a week and delivery remain from 10:00 AM to 3:00 AM.

### Site, Landscaping and Architecture

No site, landscaping or architectural alterations are proposed with this request. Upon a recent inspection, the site was found to be in good condition and is compliant with its existing plans.

**Recommendation:** Recommend Common Council denial of the Special Use Permit for proposed extension of hours for Toppers Pizza, an existing restaurant located at 1676 S. 108 St., submitted by M. Scott Gittrich, d/b/a Toppers Pizza; and, to approve the Site, Landscaping and Architectural Plans for Toppers Pizza, an existing restaurant located at 1676 S. 108 St., submitted by M. Scott Gittrich, d/b/a Toppers Pizza. (Tax Key No. 449-9981-011), subject to the following conditions:

(Item 1 is required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Special Use Permit, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office (Public Hearing scheduled for February 4, 2014).

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

2. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

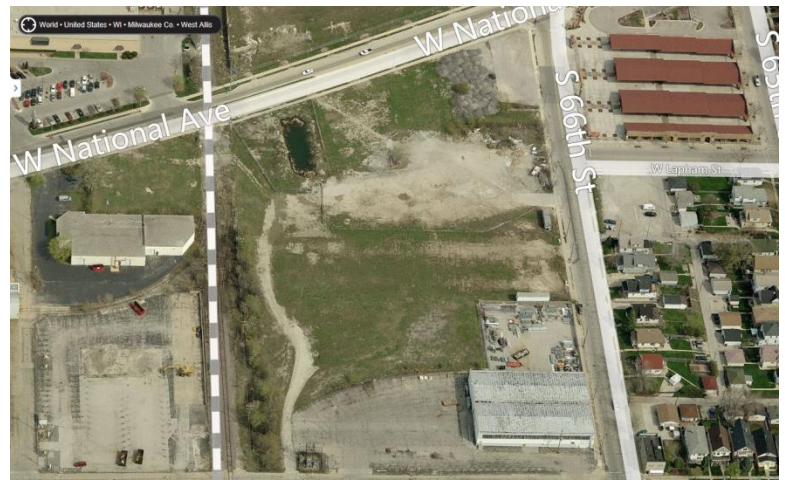
**5A. Special Use Permit for proposed multi-family residential development to be located at 66\*\* W. National Ave.**

**5B. Site, Landscaping and Architectural Plans for proposed multi-family residential development to be located at 66\*\* W. National Ave., submitted by Helmut Toldt, d/b/a Six Points Farmers Market LLC. (Tax Key No. 454-064-300)**

Items 5A and 5B may be considered together.

### Overview

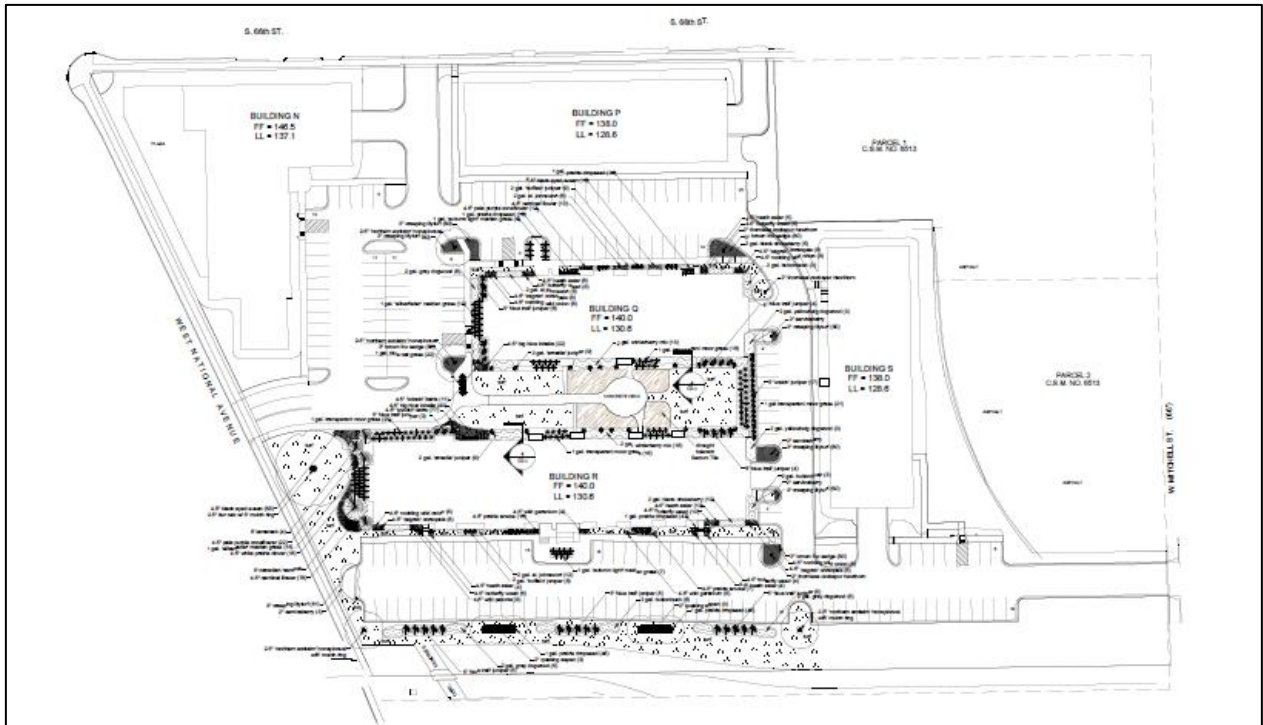
Toldt Development Inc. is proposing to begin construction of Phase 2 of its Six Points/Farmers Market Redevelopment with 2 apartment buildings totaling 115 units on a 2.6 acre site. The buildings will be located on the southern portion of the proposed Phase 2 area and are to be connected by a parking deck. The building will include a mix of one and two bedroom units. The estimated total project cost is \$10 million.



The property is zoned C-3 Community Commercial District with a PDD-1 overlay. Multi-Family residential is permitted as a Special Use in this district.

The design and layout of the buildings are meant to be similar to a recently completed project by Toldt Development in Wauwatosa. The estimated start date is spring of 2014 with a completion date in spring of 2015.

There are 128 underground parking stalls and 138 surface stalls proposed for the site. The base layer for the parking fields is already complete and acts as an environmental cap as part of the cleanup work that was done on the site last summer.



### Site and Landscaping

The two buildings are surrounded by parking fields on every side with a small front yard area which faces W. National Ave. The site will be able to be accessed via drives along W. National Ave., S. Six Points Crossing (S. 66 St.), and W. Mitchell Ave. Staff would like to see the area of the southern parking field reduced along W. National Ave. by approximately 30', in order to eliminate or reduce the view of the massive parking lot to the south of the development, which if travelling eastbound along W. National Ave. is your first impression of the site.



There are several islands and endcaps within the parking fields which are not landscaped. Staff would like to see all parking islands and endcaps landscaped.

### Architectural



The architectural style of the buildings presents a craftsman appearance, which will blend well with the bungalow style homes in the adjacent neighborhood. The facade is composed of a mixture of colored split face block to resemble the brick color, brick and cement siding which is articulated with multiple roof gables, box bays and cantilevered balconies. A variety of complimentary siding colors will serve to break down the building into smaller composition elements. The pitched roof references the residential roof styles of the adjacent residential neighborhood.



**Recommendation:** Recommend Common Council approval of the Special Use Permit for proposed multi-family residential development to be located at 66\*\* W. National Ave. and approval of the Site, Landscaping and Architectural Plans for proposed multi-family residential development to be located at 66\*\* W. National Ave., submitted by Helmut Toldt, d/b/a Six Points Farmers Market LLC. (Tax Key No. 454-064-300), subject to the following conditions being satisfied:

(Items 1-8 are required to be satisfied prior to the issuance of permits associated with the proposed work and occupancy reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show: (a) landscaping within all of the landscape islands and endcaps; (b) the southern parking field being reduced in size along W. National Ave; (c) approval by staff of all of the landscape species proposed; and, (d) material and color samples for staff approval for all of the proposed façade treatments. Contact Shaun Mueller, Senior Planner, at (414) 302-8470 with questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, Senior Planner, at (414) 302-8470.
3. A surety bond or other form of security as required under Secs. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Shaun Mueller, Senior Planner, at (414) 302-8470.
4. Common Council approval of the Special Use Permit, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office (Public Hearing scheduled for February 18, 2013).
5. Documentation and approval showing compliance with the City of West Allis Storm Water Management Ordinance, to be submitted to the Engineering Department by a registered Civil Engineer. A storm water permit must be obtained from the City Engineering Department. Contact Joseph Burtch, Assistant City Engineer, at 414-302-8379.
6. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works. Contact Michael Lewis, City Engineer at 414-302-8372.

7. A paving and drainage plan being submitted for approval. For off-site drainage to the City's right of way or street, please submit the plan to the Engineering Department for review. Contact Michael Lewis, City Engineer at 414-302-8372. For on-site drainage, please submit the plan to the Building Inspections and Zoning Department. Contact Ted Atkinson, Director at 414-302-8415.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

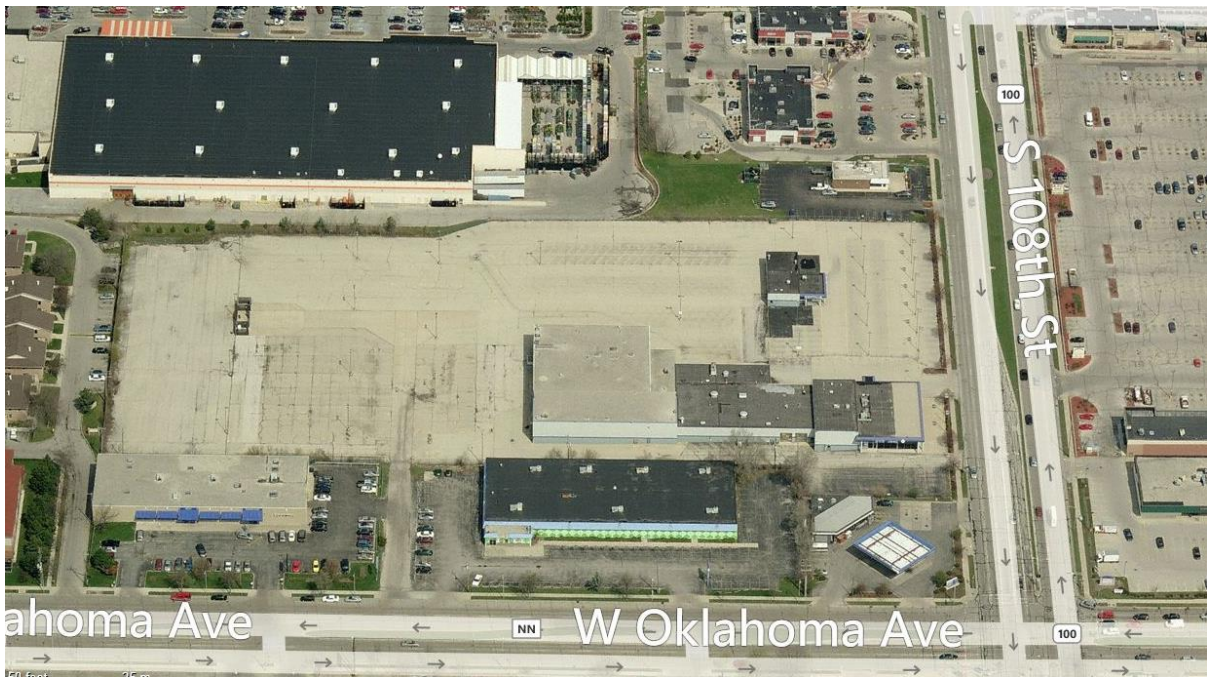
8. A lighting plan being submitted to the Department of Development for review.
9. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**6. Site, Landscaping and Architectural Plan Review for a proposed AutoZone Store to be located at 3035 S. 108 St., submitted by Andy Heinen, d/b/a Kimley-Horn and Associates, Inc. (Tax Key No. 520-0150-001)**

**Overview and Zoning**

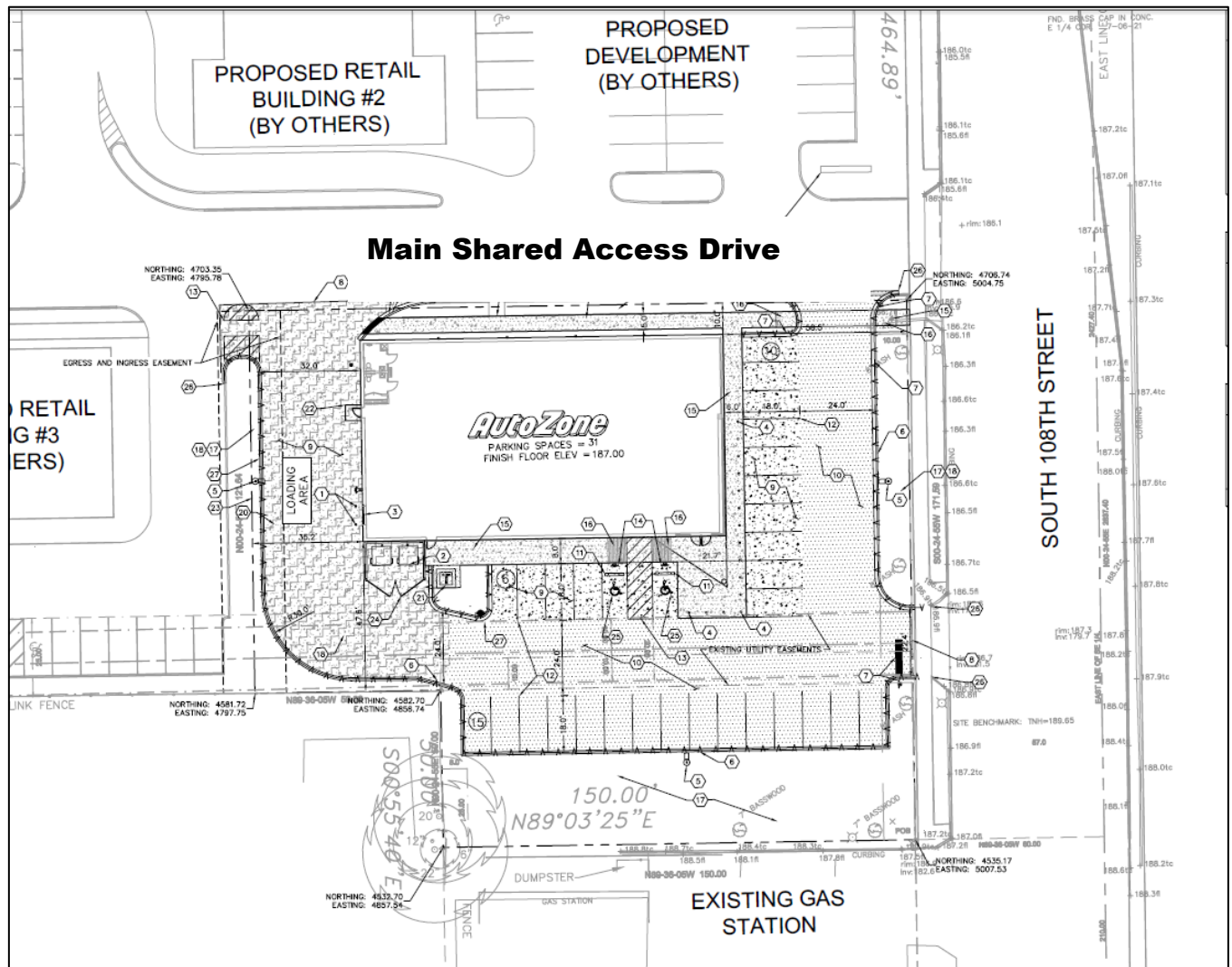
Last month, a Certified Survey Map (to subdivide the 8 acre former HUB Chrysler site) and an overall site and landscaping plan were approved to set the stage for the planned redevelopment of the former HUB Chrysler site. The plans were approved, with the understanding that the developer of each new lot would be required to submit a detailed site, landscaping and architectural plan for review before the Plan Commission.

Auto Zone is proposing to purchase a .76 acre lot (Lot 1) fronting S. 108 St. A 7,381-sf retail brick building is proposed on site. The property is zoned C-4, Regional Commercial District and retail uses, including automotive parts stores, are permitted uses. The estimated budget for the development of the new AutoZone store is about \$800,000. They have indicated that nationally, they are bringing on between 150 to 200 stores this year. This new store location in West Allis would support 10-15 jobs.



**Site, Landscaping and Architectural Plans**

The proposed building has been situated to the north of a utility easement (electrical, water and gas), which runs through the south side of the Auto Zone site from east to west.



**Site Access** –Auto Zone is proposing to utilize 3 access points to their site. Two of the three access points are situated south of the main shared access drive that runs through the overall redevelopment site (between S. 108 St. and W. Oklahoma Ave.). The third access point is existing and is located on the southeast side of the property and would provide direct access to/from S. 108 St.

The third access point was reviewed by WisDOT. WisDOT indicated that permits will be required for any work that is anticipated to be performed within State highway right-of-way, whether that is utility work or work on the driveway entrances. It is WisDOT's intent to have the direct access from the proposed AutoZone site to WIS 100 (S. 108 St.) be removed. The proposed shared access to the north can remain in its existing location. Under this scenario, WisDOT will not require the preparation of a Traffic Impact Analysis.

Auto Zone has indicated its desire to try maintain direct access to/from S. 108 St. (at the southeast side of the site), as the City has indicated that the northeast entry point to/from the main shared access drive is very close to the existing driveway to/from S. 108 St. In response, the developer and Auto Zone are showing a provision for cross access on each side of the west property line which may also benefit Lot 3 to the west of the Auto Zone site. If Auto Zone is able to maintain the southeast direct access to S. 108 St. they and/or the property owner (Robert 100) are willing to install a landscape median near the main entrance within the shared access road.

The Auto Zone property will provide 31 parking spaces, which exceeds the zoning ordinance's off-street parking requirement of 24 stalls. Not all parking stalls will be used by Auto Zone, as they have indicated.



A reduction in parking by approximately 4 stalls is recommended and could work toward improved access to/from the northeast side of the site.

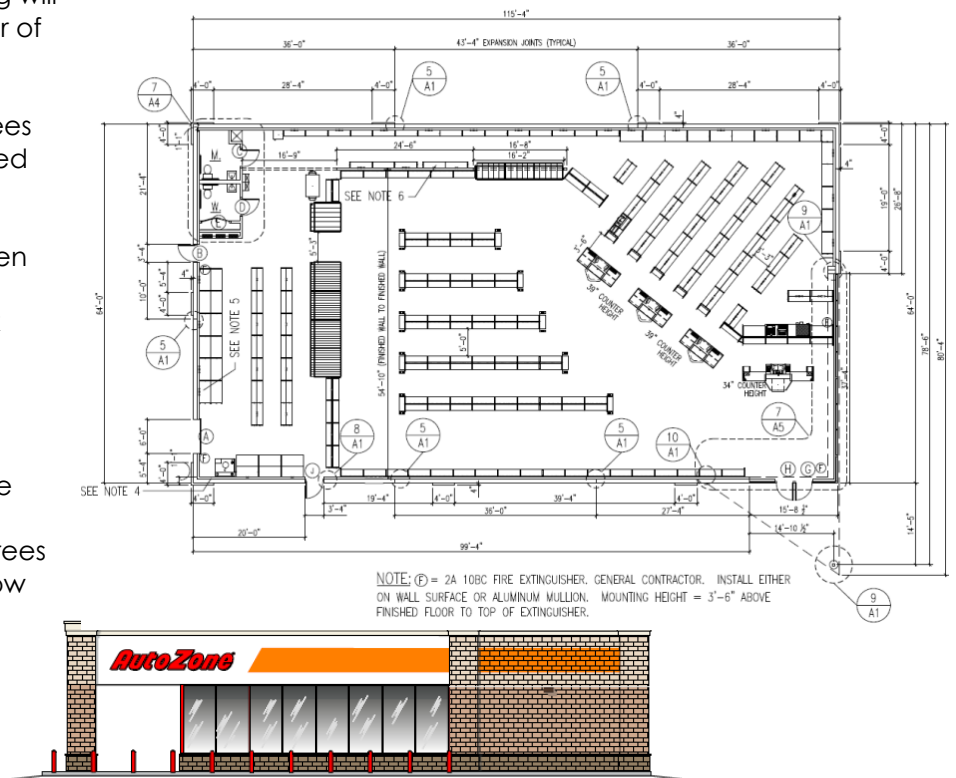
Landscaping - New landscaping will be added around the perimeter of the Auto Zone site as follows:

East/front - 4 existing canopy trees along S. 108 St. will be maintained and an additional canopy tree added. New bushes, perennials and grass will be added between the 10-ft wide landscape area between the S. 108 St. side walk and Auto Zone parking lot.

North/side – new shrub and perennial landscaping will be included on the north side of the private sidewalk. Staff is recommending that at least 3 trees be included in this area. A narrow grass area is proposed between the main access road sidewalk and the Auto Zone building. Staff is recommending that perennial landscaping groupings be included in this area.

South/side – This area is nearly 30-ft in width and is primarily grass with the exception of 2 canopy trees. Existing landscaping (some newer from Chrysler) is present along the south property line and should be identified on plan as to it being incorporated or removed from the site. An existing chain link fence along the south property line should be removed. Low berms up to 2-ft high are proposed on the site grading plan. Staff is recommending at least 2 additional canopy trees and an evergreen spruce/pine tree being installed along the south property line with comparable coverage of landscaping to the front side of the site.

West/rear – Very little landscaping exists in the area along the west side of the property and is proposed only to be grass. A ground mounted electrical transformer will be situated within a landscaping island



off the southwest side of the building next to a 4-sided refuse enclosure (constructed of brick to match the building). A provision for a 10-ft wide cross access area is shown as a dashed line on plan on each side of the west property line. Staff is recommending additional landscaping be added along the west property line.

Architectural – Auto Zone has submitted initial exterior elevation designs, which are shown within this staff report. The painting of brick is not recommended (specifically the orange on exterior elevations as shown). Staff is working toward resolving various design issues with Auto Zone prior to the Plan Commission meeting and a revised recommendation will be presented.

Auto Zone will construct a brick building and submit revised exterior elevations with more articulation, detail and features to break up blank wall spaces, and eliminate the painted brick surfaces, as initially proposed. Staff has recommended incorporating brick and exterior design articulation like other Auto Zone stores in Sussex and Oak Creek. The signage band as proposed for West Allis is an EIFS material, and staff is recommending that this be scored with channels/grooves to articulate an otherwise flat surface. The entry feature is also recommended to be slightly elevated above the balance of the rest of the building. Metal canopies, translucent windows, bronze window framing and sills/headers to frame window areas have been suggested.

**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plan for a proposed AutoZone Store to be located at 3035 S. 108 St., submitted by Andy Heinen, d/b/a Kimley-Horn and Associates, Inc. (Tax Key No. 520-0150-001), subject to the following conditions being satisfied:

(Items 1 through 5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised site, landscaping and architectural plan being submitted to the Department of Development to show the following: (a) site plan changes relative to outcome pending meeting with WisDOT; (b) increase the throat distance to the site from the main access drive. A landscape median in the main shared access drive and cross access to the west have been suggested to Auto Zone for consideration. Reducing parking by 4 stalls may also help create more separation between the Auto Zone site and the northeast opening to the main shared access drive; (c) architecturally pronouncing the corner front of the building to better articulate the corner feature (the area up to and including the east elevation pilaster nearest the entry and the first south pilaster near the entry); (d) inset brick banding between middle and top exterior brick color transitions and brick inset accents on pilasters. No painted brick; (e) canopies and translucent (non-spandrel) windows being added. Window blinds or graphics are a good way to screen the backs of shelves; (f) window framing being bronze (not red) and the downspouts to match; (g) window sills (under) and headers (over) windows; (h) install barrier curb as opposed to bollards; (i) 3 additional trees on north side of the site fronting along the main shared access drive and perennial landscaping groupings along the north building foundation; (j) 2 additional trees and an evergreen spruce/pine tree being installed in the south landscape area and additional landscaping similar to the frontage of the site. Existing landscaping on the south side of the site should be shown on plan as being incorporated or removed from the plan; (k) removal of the chain-link fence along the south property line; (l) additional landscaping along the west property line and around the proposed electrical transformer; (m) material and color samples being submitted for approval; and, (n) exterior lighting details. Contact Steve Schaer, City Planner, at (414) 302-8466 with questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening

shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.

4. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Engineering Department by a registered Civil Engineer. A storm water permit must be obtained from the City Engineering Department. Contact Joseph Burtch, Assistant City Engineer, at 414-302-8379.
5. WisDOT permits for work that is anticipated to be performed within State highway right-of-way (utility work or work on the driveway entrances).

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

6. A signage and lighting plan being submitted to the Department of Development for approval.
7. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**7. Site, Landscaping and Architectural Plans for a proposed addition to the existing Whitnall Summit parking structure located at 6650 W. Washington St., submitted by Kahler Slater, Inc. on behalf of Kyle Harmon, d/b/a Whitnall Summit Development Corporation. (Tax Key No. 439-0001-041)**

**Overview and Zoning**

Whitnall Summit is proposing to construct up to a 5-floor (approximately 96'x124'/floor) parking structure addition extending from the north side of their existing 5-floor parking structure. The existing structure holds over 700 vehicles, and the new addition will accommodate up to 183 vehicles. The property is zoned M-1 Manufacturing and is also part of a Tax Incremental Financing District, which will be the source of funding for the new addition and is intended to retain existing business tenants and attract new business within Summit Place. The estimated cost is \$2 million.

As part of the proposed construction, Whitnall Summit will transfer ownership of the approximately 3 acre pond property to the City and also convey a small portion of land via quit claim deed. The conveyance of land is a necessary measure as the City has redeveloped this into a stormwater a public utility (a water detention and water quality enhancement facility). The City also maintains the basin of this facility.





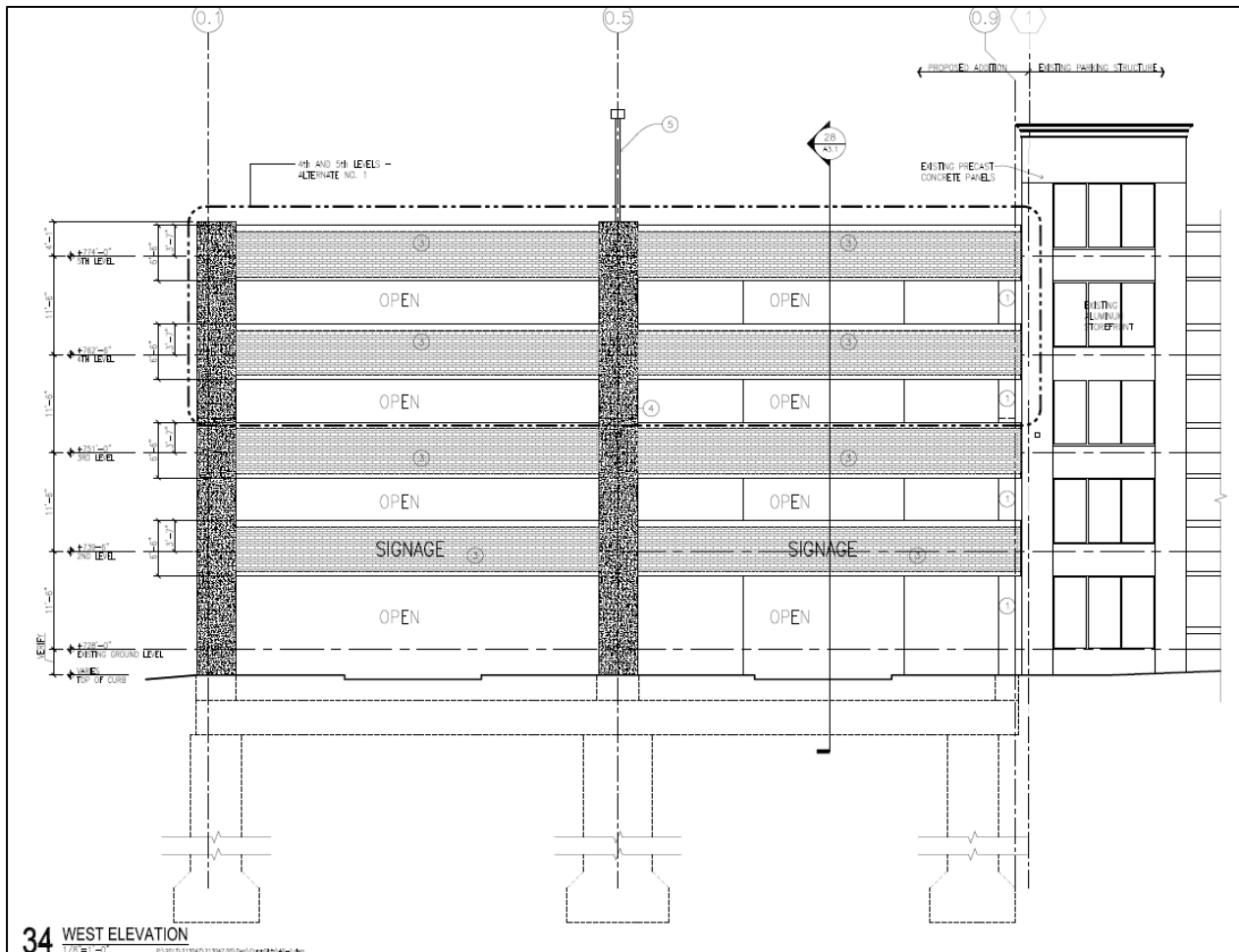
### Site, Landscaping and Architectural

The new addition will extend from the north side of the existing structure (over an existing surface parking lot). The architectural design has been prepared to match the look of the existing structure with precast stamped brick and concrete.

Access to the new addition will be available from W. Washington St. The surface level parking of the addition will not connect with the 2<sup>nd</sup> – 5<sup>th</sup> floors. Vehicle access to floors 2-5 will be from W. Washington St. and from within the existing structure, one will be able to connect to other floors. Access to/from the ground floor surface parking of the addition will be from W. Washington St., but entering on the west side of the addition will be via an existing drive access way.

Stormwater pond - The existing maintenance access to the storm water pond property will be relocated to the north. A new access way via 20-ft wide easement to the storm water pond will be provided north of the new addition.

Landscaping - No additional landscaping is proposed or recommended, as the site is well landscaped. Staff is recommending that the pedestrian cross walk in W. Washington St. linking the parking structure to Summit Place be repainted.



**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plans for a proposed addition to the existing Whitnall Summit parking structure located at 6650 W. Washington St., submitted by Kahler Slater, Inc. on behalf of Kyle Harmon, d/b/a Whitnall Summit Development Corporation. (Tax Key No. 439-0001-041), subject to the following conditions being satisfied:

(Items 1 through 2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised site, landscaping and architectural plan being submitted to the Department of Development to show the following: (a) material and color samples; (b) repainting of the existing cross walk within W. Washington St. Contact Steven Schaer at (414) 302-8466 for more information.
2. An easement (for the portion of parcel 2 not being deeded to the City) being submitted to the Engineering Department for parking structure columns being placed within the sloped area of the pond. The easement would be for the storm water pond and it would restrict filling in that area. Contact Joseph Burtch at (414) 302-8379 for more information.

8. **Site, Landscaping and Architectural Plan for J.V. Home Improvement, a proposed home improvement contractor, to be located at 5600-5602 W. Burnham St., submitted by Jose S. Vidrio, d/b/a J.V. Home Improvement LLC. (Tax Ney No. 455-0033-000)**



### **Overview and Zoning**

The applicant recently purchased the above referenced property from the former owners of Romero's Auto Sales. The new applicant would like to utilize the site as a home improvement contractor. The site is zoned C-2 Neighborhood Commercial District, which permits home improvement contractors as a permitted use; however, site, landscaping and screening plans are required when commercial vehicles are associated with a use in the C-2 District, as is the case with this application. Furthermore, the C-2, Neighborhood District will not permit outdoor storage per 12.41 (3)(a) All business, service, repair or processing, storage or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking and loading.

### **Architectural, Site and Landscaping**

The property has an approved site and landscaping plan from December 2004, and the applicant is proposing to meet these standards and offer some additional requested upgrades.

In regards to landscaping, the applicant has agreed to remove any voluntary growth of weeds within the site's parkways and replant the entire perimeter of the site, first providing an approvable plan. The applicant is also proposing the addition of a board-on-board fence along the north property line to complete the screening efforts. There is currently a refuse enclosure on the site's northwest corner.



### **Lighting**

The building previously had large floodlights affixed to it that were not in conformance with the City's design guidelines. The applicant is in the process of replacing those lights. Staff would like to ensure that the replacement lights are code compliant. The City's design guidelines state: "area floodlighting shall not be mounted to the building, except at the loading dock in which case a hooded light fixture will be used to direct lighting downward rather than toward adjoining





properties". The applicant maintains that the replacement lights will be code compliant.

## **Parking**

Parking Required = 6 (including 1 ADA)

Parking Provided = 6

As currently proposed, the site will require a total of 6 parking spaces, including at least 1 space that is ADA accessible. Two (2) spaces for storage, 2 spaces for office, and 2 spaces for the residential tenant. As requested, the applicant has submitted plans indicating the location of all parking uses on site.

## **Signage**

No additional signage is being requested with this application. Any new signage will need to be submitted, reviewed and approved by the Department of Development.

**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plan for J.V. Home Improvement, a proposed home improvement contractor, to be located at 5600-5602 W. Burnham St., submitted by Jose S. Vidrio, d/b/a J.V. Home Improvement LLC. (Tax Ney No. 455-0033-000), subject to the following conditions being satisfied:

(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Screening Plans being submitted to and approved by the Department of Development to show the following: (a) excepting vehicle parking, outdoor storage of materials or equipment is not permitted and will need to be either removed from the site and/or kept within an enclosed building. A note indicating that no outdoor storage should be included on the plan; (b) delineate the type, height and general area of all vehicle parking; (c) notation on the site plan that garage doors will be closed when performing any maintenance work; (d) replacement of landscaping (different species if necessary) along the entire perimeter of the site; (e) slats being placed within the chain link refuse enclosure and assurance that it is large enough for all occupants' trash; (f) code compliant lighting; and, (g) paint samples for any color changes proposed for the building. Contact Shaun Mueller at 414-302-8470 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller at 414-302-8470 with further questions.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Shaun Mueller at 414-302-8470 with further questions.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

4. A lighting plan being submitted to the Department of Development for review.
5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

9. **Architectural and Site Plans for proposed façade improvements for The Network, an existing tavern, located at 9541 W. Cleveland Ave., submitted by Jacob Silber, d/b/a The Network LLC. (Tax Key No. 518-9964-000)**

**Overview and Zoning**

The Network is an existing tavern located at 9541 W. Cleveland Ave. The property is zoned C-2, Neighborhood Commercial District and operates as an existing mixed-use property (The Network Tavern on the front with an apartment behind). The property owner is seeking architectural façade alterations, including replacement of all of the brick with vinyl siding and elimination of the all of the remaining decorative elements.

The architectural style of the existing building exhibits certain features which are excellent examples of Twentieth Century Commercial. While not a property that was deemed eligible to the National Register per the 2007 Historic Property Survey completed for West Allis, the building does still hold some of its original appearance. According to the applicant's proposal, all of the brick on the building has issues, particularly the brick on the east elevation, which had collapsed onto the neighbor's driveway.

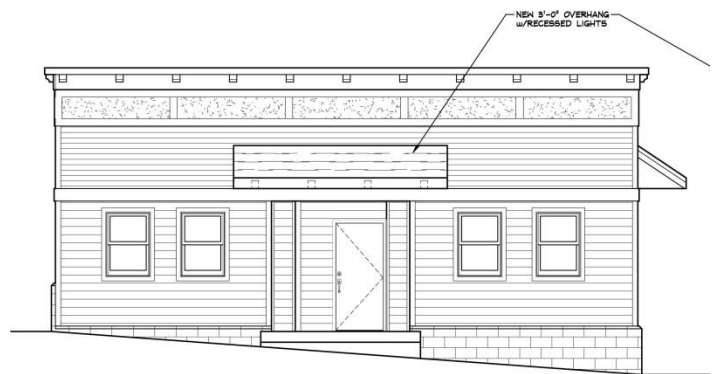
The Plan Commission has site, landscaping and architectural review authority, as building permits are required for the proposed alterations.

**Site, Landscaping and Architectural**

The changes and updates to the building include:

1. The applicant is proposing the removal of all of the existing façade (with the exception of the windows), to be replaced with split faced block base and vinyl siding. At the top of the front façade, painted paneling is proposed to wrap around a small portion of the east and west elevations, capped with decorative brackets and coping.

Staff Comment - Staff would like to see brick salvaged and replaced. Staff understands that at minimum the front decorative parapet wall does not require removal, only tuck-pointing and minimal repair. This is a key element to the building, and staff would like to see it preserved. Ideally, the upper portion of the façade could be preserved or reconstructed where the applicant is proposing to place the painted paneling with cap features.



2. A split-faced block base is proposed.

Staff Comment – Staff recommends replacement of the existing beltline with reclaimed brick along the west elevation and along a small portion of the east elevation.

Staff notes that the preservation of unique architectural elements are important both to this building and to the character of the City. In the current situation, not all of these elements are required to be removed, and the look of the building could be somewhat preserved. For instance, the brick could be continued along the beltline, as opposed to split-faced block.

Even with these recommended modifications, approximately 90% of the building will go from its present day brick façade to a vinyl sided façade. Ideally, everything would be preserved; however, staff has attempted to find some middle ground with the applicant.

The recommendations that staff has made above still do not sit well with the applicant. The applicant has had to sustain major costs this past year, including major foundation work. The applicant is concerned that they simply do not have the funds to pay for the plan that staff is recommending.

Staff has reached out to the applicant to offer façade grant funds, conditioned upon some additional improvements, including some additional brick around a small portion of the side elevations, as well as larger storefront windows. However, at this time, the applicant cannot guarantee that a grant from the City would be enough to off-set the costs of the additional requirements from the City if a façade grant is to be involved.

**Recommendation:** Recommend approval of the Architectural and Site Plans for proposed façade improvements for The Network, an existing tavern, located at 9541 W. Cleveland Ave., submitted by Jacob Silber, d/b/a The Network LLC. (Tax Key No. 518-9964-000), subject to the following conditions being satisfied:

(Items 1 thru 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show: (a) preservation of the front parapet area, including but not limited to the decorative clay tile area, carrying this look around the front corners of the building; (b) replacement of the existing beltline with reclaimed brick along the west elevation and along a small portion of the east elevation; (c) a refuse enclosure which screens the dumpsters from the residential properties to the south and west; and, (d) replacement of the existing asphalt parkways (area between the curb and sidewalk) with grass. Contact Shaun Mueller at 414-302-8470.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller at 414-302-8470 with further questions.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Shaun Mueller at 414-302-8470 with further questions.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval.)

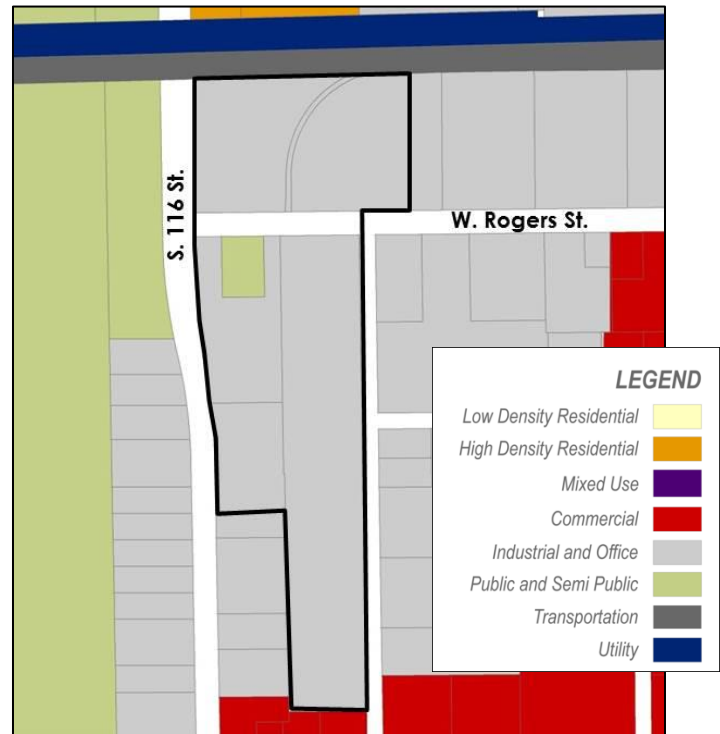


4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**10. Review of proposed Amendment #1 to the 116<sup>th</sup> and Rogers Redevelopment Plan, as to conformance with the general plan of the City.**

In August 2013, based on the Plan Commission and Community Development Authority's favorable recommendation, the City of West Allis adopted a Redevelopment Plan for the 116<sup>th</sup> and Rogers Redevelopment Area to assist redevelopment efforts in the area, including potential eminent domain of the blighted railroad spur. Since the time of its adoption, legal advice has indicated that property owners and holders of easement interests to the blighted railroad spur should also have been included within the Plan's boundaries. This proposed amendment includes those areas, so that potential removal of the spur may be pursued. The Community Development Authority held a Public Hearing on the proposed amendment on January 14, 2014.

As with the previous Plan Commission review in July 2013, the role of the Plan Commission is to determine whether or not the proposed redevelopment conforms to the general plan of the City. The proposed Redevelopment Plan Area is identified as industrial and office, and public and open space in the City's 2030 Future Land Use Plan. The Project Objectives of the proposed amendment remain the same as the original Plan.

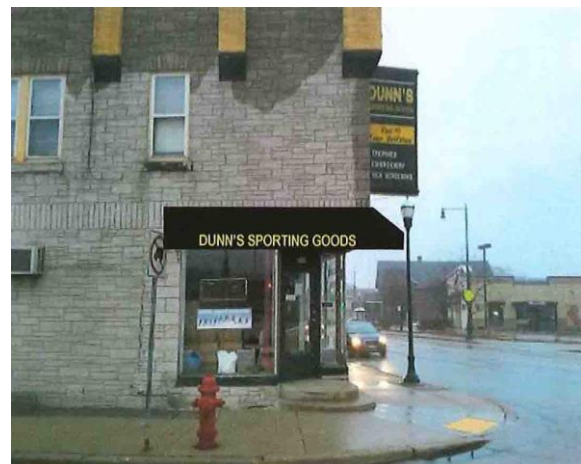


**Recommendation:** Recommend Common Council approval of the proposed Amendment #1 to the 116<sup>th</sup> and Rogers Redevelopment Plan, as to conformance with the general plan of the City.

**11. Awning Plan for Dunn's Sporting Goods, an existing sporting goods business, located at 6034 W. Greenfield Ave., submitted by Steve Dunn, d/b/a Dunn's Sporting Goods. (Tax Key No. 439-0350-000)**

**Project Overview**

Steve Dunn, of Dunn's Sporting Goods applied for the installation of an awning at his store located at 6034 W. National Ave. The store is located in the Six Points Farmers Market Redevelopment Area, which qualifies it for the City of West Allis' Façade Improvement Program. This program allows for up to 50% of funding for projects that enhance the attractiveness of the district and promote commercial vitality and economic activity.



Four options for awnings were presented for consideration, and staff is recommending that the option detailing a black fabric with yellow lettering be considered for approval. Other options detailed a combination of black and yellow fabric, which staff felt was inconsistent with most awning approvals in the City, which include an understated/neutral fabric color scheme. Plans include 18.66 sq. ft. of painted signage, which is under the 25% allotment per awnings. The awning will be 8'6" above the public sidewalk, and a minor grant of privilege will be required, prior to installation.

**Recommendation:** Recommend approval of the black fabric with yellow lettering Awning Plan for Dunn's Sporting Goods, an existing sporting goods business, located at 6034 W. Greenfield Ave., submitted by Steve Dunn, d/b/a Dunn's Sporting Goods. (Tax Key No. 439-0350-000), subject to the issuance of a minor grant of privilege.